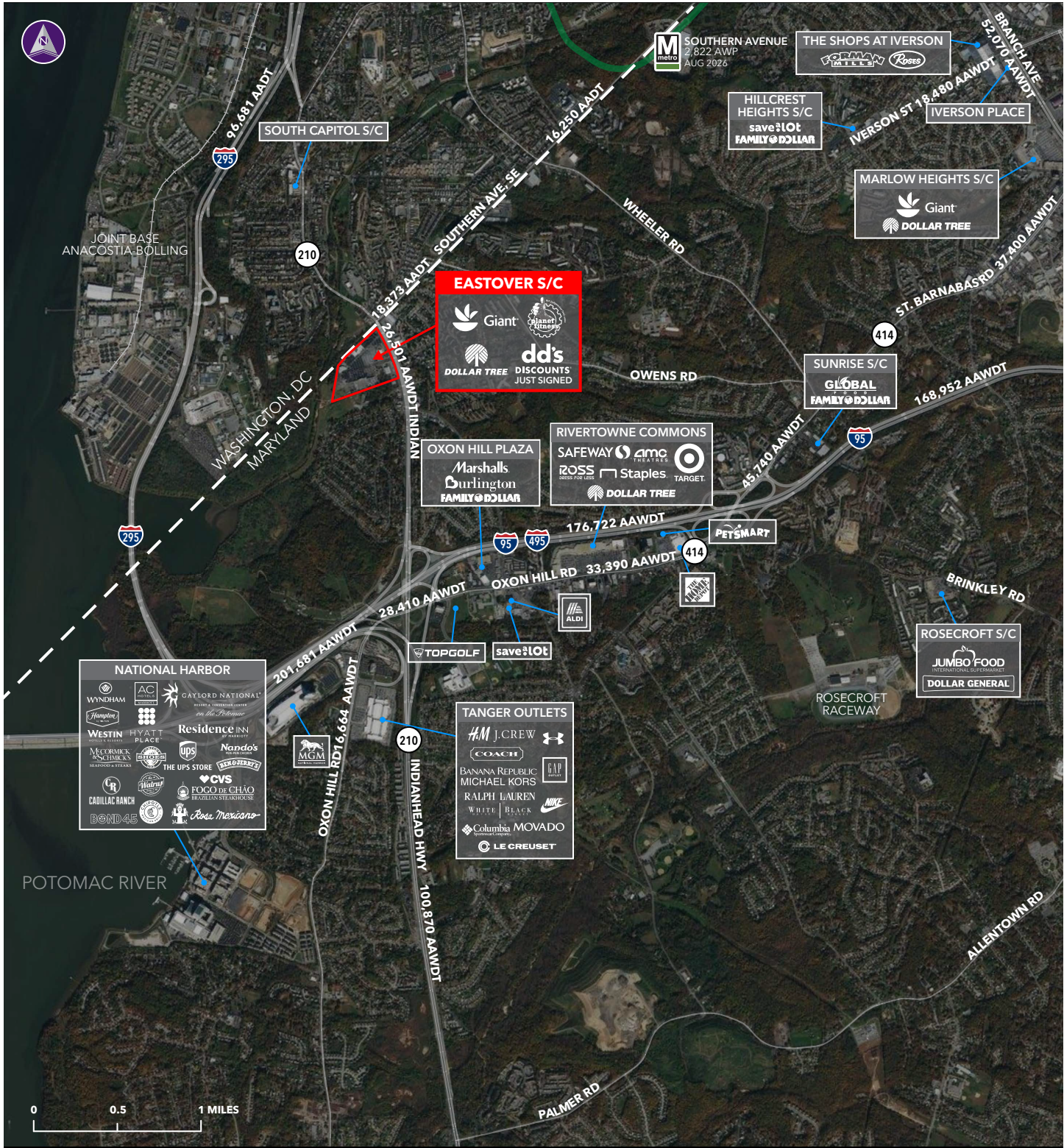


EASTOVER SHOPPING CENTER ■ OXON HILL, MD



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

■ Eastover Shopping Center

5225 INDIAN HEAD HIGHWAY | OXON HILL, MD 20745

2,400 - 9,000 SF SPACES AVAILABLE



Property Highlights

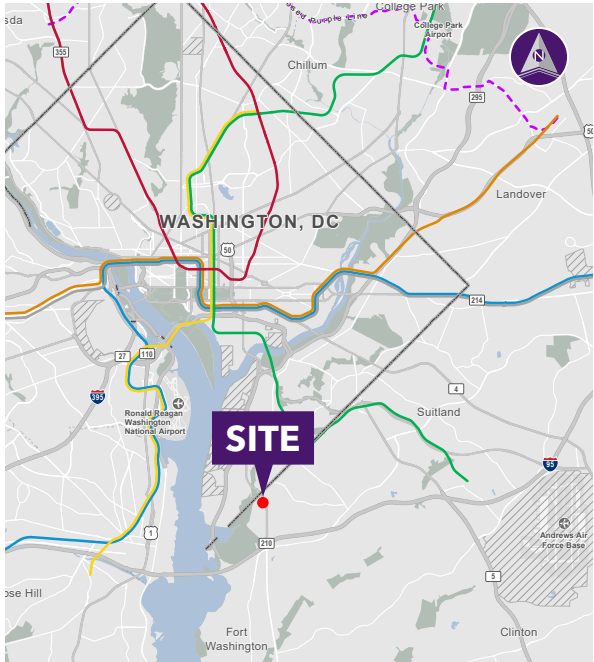
- Anchored by Giant Food
- Area fashion destination with Rainbow, Rainbow Kids, DTLR, and Foot Locker
- Other tenants include Dollar Tree, Planet Fitness, Ledo Pizza, and DD's Discount
- Located on the primary artery for this trade area with traffic count of 26,501 AAWDT
- Total GLA: 269,619 SF

Demographics 2026

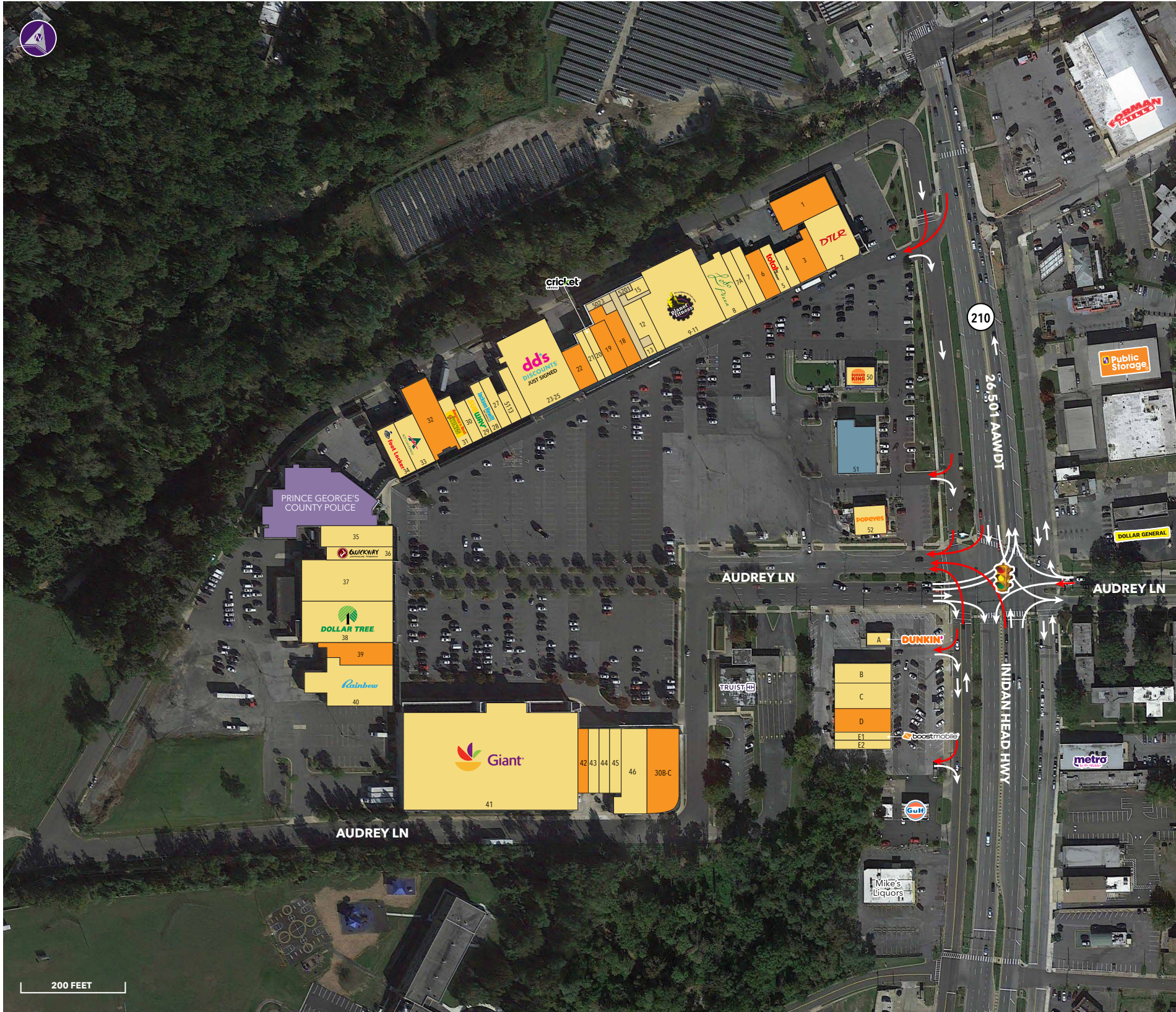
	1 Mile	3 Mile	5 Mile
Population	27,541	152,624	441,270
Average HH Income	\$77,095	\$124,056	\$151,184
Daytime Population	23,266	164,714	504,844

Please contact

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EASTOVER SHOPPING CENTER ■ OXON HILL, MD



Space #	Tenant Name	Gross Floor Area (SF)
A	Dunkin Donuts	1,065
B	Sky Nail & Spa Studio	3,230
C	Top Dollar Pawn Broker	4,500
D	AVAILABLE	4,320
E1	Boost Mobile	1,533
E2	Silvestre Chicken	1,507
1	AVAILABLE	6,600
2	DTLR	6,300
3	AVAILABLE	3,600
4	Khan Halal Gyro	1,200
5	Total By Verizon	1,600
6	AVAILABLE	2,400
7	Discount Tobacco	2,000
7A	Pio Pio Grill	3,000
8	Ledo Pizza	3,000
9-11	Planet Fitness	18,932
12	Candra's Party Store	2,350
13	Rose's Boutique	724
15	District Lab	1,000
17A	Belladame Fabhair Braiding Salon	300
18	AVAILABLE	2,800
19	AVAILABLE	3,000
20	Cricket Wireless	1,500
21	Super Nails	1,500
22	DMZ (Coming available)	3,200
23-25	DD's Discounts (Just Signed)	17,000
26	Jackson Hewitt Tax Service	2,000

Space #	Tenant Name	Gross Floor Area (SF)
27	Eastover Tobacco	2,000
29	Subway	1,500
30	Panda Café	1,600
30B-C	AVAILABLE	9,000
31	America's Best Wings	2,500
32	AVAILABLE	8,250
33	Ace Cash Express	3,967
34	Foot Locker	3,500
35	South Pride Seafood	5,200
36	Quickway Hibachi	2,500
37	Beauty Island	12,915
38	Dollar Tree	12,000
39	AVAILABLE	5,306
40	Rainbow Apparel	8,040
41	Giant Food	60,000
42	AVAILABLE	2,860
43	Little Caesars	2,200
44	Visions Braid Bar	2,200
45	Queens Accessories	2,200
46	Small Smiles	9,000
50	Burger King	2,500
51	UNDER NEGOTIATION	6,822
52	Popeyes	1
5113	Mr. T's Barber Shop	1,200
TOTAL		269,619

Site Plan Key

- LEASED
- AVAILABLE
- UNDER NEGOTIATION
- NOT A PART OF SUBJECT PROPERTY